



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 7, 2017
AGENDA DATE: September 13, 2017
PROJECT ADDRESS: 315 La Marina Drive (MST2017-00412)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jessica W. Grant, Acting Senior Planner
 David Eng, Planning Technician

I. PROJECT DESCRIPTION

The 5,790 square foot site is currently developed with a 1,349 square foot, single family dwelling and a 233 square foot, attached one-car garage. The proposed project consists of a 250 square foot, first floor addition, a new second floor addition of 446 square feet, the demolition of 40 square feet of existing floor area, a 311 square foot partially covered second floor deck, widening the existing garage door, an interior remodel, and replacement of all existing windows and doors, exterior siding, and roofing materials. The 2,238 square foot proposal is 85% of the maximum allowable floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow the expansion of the existing garage door opening in the 20-foot required front setback and to allow a conforming second-story addition that will change the basic exterior characteristics to the existing nonconforming structure. (SBMC §28.15.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and 15305, Minor Alterations to Land Use Limitations.

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Wade Davis Design	Property Owner:	Heidi Switzer
Parcel Number:	045-161-004	Lot Area:	5,790 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-3/SD-3

(Max 5 du/acre)

Existing Use: Single Family Residence Topography: 6%

Adjacent Land Uses:

North – Single Family Residence (1-story)

East - Single Family Residence (1-story)

South - Single Family Residence (1-story)

West - Single Family Residence (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,349 sq. ft.	2,045 sq. ft.
Garage (1-car garage)	233 sq. ft.	233 sq. ft.
Accessory Space	0 sq. ft.	63 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,667 sf 29% Hardscape: 766 sf 13% Landscape: 3,357 sf 58%

IV. DISCUSSION

The proposed project involves a conforming addition to the first floor, a new second-story addition with a partially covered deck that conforms to all zoning requirements, an interior remodel, and minor exterior alterations to a single family dwelling that is legally nonconforming to the required front setback. Although the additions will conform to all zoning requirements, the project will result in a change to the basic exterior characteristics of a nonconforming structure, which requires a modification. The garage is legally nonconforming to both the front setback, and the number of covered parking spaces. The proposed additions result in less than a 50% increase in the net habitable floor area of the dwelling, therefore the garage may remain nonconforming to the number of parking spaces.

The one-car garage has an 8-foot wide opening and encroaches approximately 5 feet into the front setback. With only an 8-foot wide garage door, maneuvering a vehicle into the garage can be difficult and may discourage its use as a parking space. The project proposes to widen the garage door by 2 feet to improve vehicular maneuverability into the covered parking space. The proposed alterations to the dwelling will result in an aesthetic improvement to the property and promote the use of the garage as a parking space.

Staff supports the Modification because the proposed alterations to the garage in the front setback will make the covered parking space more accessible to the property owner. The widening of the garage door will increase the likelihood that the garage is used for parking, while improving the general aesthetic of the property. The alterations to the garage door opening in the front setback are not anticipated to adversely impact the visual streetscape.

Design Review

The Single Family Design Board reviewed the project on August 7, 2017 and found the proposed alteration to the nonconforming garage aesthetically appropriate and consistent with the Single Family Design Guidelines.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed expansion of the garage door is appropriate because it will make the garage more functional and more likely to be used for parking. The second-story addition is appropriate because it meets all zoning standards, and along with the other exterior alterations will improve the aesthetics of the property. In conclusion, staff does not anticipate the alterations in the front setback to adversely impact the visual openness of the streetscape.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 10, 2017
- C. SFDB Minutes, dated August 7, 2017

Contact/Case Planner: David Eng, Planning Technician II
(DEng@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5541



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

RECEIVED
AUG 09 2017

CITY OF SANTA BARBARA
PLANNING DIVISION

August 10, 2017

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 315 La Marina Drive; APN 045-161-004; Zone E-3/SD-3

Dear Staff Hearing Officer:

We, as the architects for the proposed residential project, are representing our clients, Heidi Switzer and Lynn Smith, who own the property located at 315 La Marina Drive. At this time, we are proposing an addition, interior remodel, and exterior alterations to the existing single family residence located on the property. The exterior alterations that we are proposing will affect a portion of the structure that encroaches into the front yard setback, thus requiring a Modification. Our proposal also includes an addition of a second story to the existing residence, which we understand will also require a Modification from the City, as it will change the characteristics of the existing structure.

Please accept this letter as a request for a Modification to allow conforming alterations and additions that will change the basic characteristics of the existing one-story structure that is non-conforming to the required twenty foot front yard setback under the current Santa Barbara Municipal Code.

There is an existing 1,349 square foot single-story, single-family residence, with a 233 square foot attached one-car garage on the property at 315 La Marina Drive. The garage encroaches into the easterly 20' required front yard setback by 4'-10". The area of the garage footprint that is within the front yard setback measures 63 gross square feet. The existing front setback for the garage is from the original permitted construction of the building in the 1950's.

We are proposing an addition to the single-story residence consisting of a first floor addition of 250 square feet, and a new second floor addition of 446 square feet. We are also proposing an addition of a 311 square foot partially covered 2nd floor deck, and an interior remodel (1,300 sf approx.); a new 37 square foot attached utility shed; and exterior alterations including the replacement of all exterior doors and windows, exterior siding, and roof material. The proposed exterior alterations to the one-car garage will be located within the front yard setback. The proposed additional square footage complies with all current setbacks and height limitations.

The modifications being requested to allow the following within the required twenty foot front yard setback are:

1. *The existing eight foot wide garage door, which encroaches into the required **twenty foot front yard setback**, is proposed to be widened to a ten foot wide garage door in order to provide better access into the garage. The wider door will allow for easier access driving into and out of the existing twelve foot wide single car garage. We are using the existing footprint of the garage in the proposed design and are adding less than 50% of the existing square footage of the residence, thus the existing non-confirming parking would continue to be adequate under the current Santa Barbara Municipal Code.*
2. *We are proposing to replace the existing plaster finish of the exterior walls and the existing asphalt shingle roofing of the garage with painted wood siding and metal standing seam roofing to match the character of the proposed design for the house. The proposed garage siding and roofing would be congruous with the wood board and batten or horizontal wood lap siding details and consistent with the*

EXHIBIT B

metal roofing proposed for the entirety of the residence. The proposed change in exterior materials, located on the garage, would be partially located within the front yard setback.

The major benefits of having the proposed items listed above encroach into the required setback are:

1. The proposed wider garage door will allow for easier access into and out of the existing single car garage.
2. The proposed alterations and upgrades to the windows, exterior doors, and exterior materials will enhance the overall aesthetic character of the residence and garage.

We hope that you will take the benefits listed above into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,

Akiko Wade Davis, Architect

Action: Moticha/James, 4/0/0. (Sweeney absent.) Motion carried.
The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 315 LA MARINA DR

E-3/SD-3 Zone

(4:10) Assessor's Parcel Number: 045-161-004
Application Number: MST2017-00412
Owner: Heidi Switzer
Architect: Wade Davis Design

(Proposal for additions and alterations to an existing 1,349 square foot, one-story, single-family dwelling with an attached 233 square foot one-car garage. The proposal includes demolishing 40 square feet and constructing 250 and 446 square feet of first- and second-story additions, respectively. Other site improvements include an interior remodel and 311 square feet of new covered and uncovered second-story decks. The proposed total of 2,238 square feet of development on a 5,790 square foot lot is 85% of the maximum allowable floor-to-lot-area ratio (FAR). Project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Action may be taken if sufficient information is provided.)

Actual time: 4:04 p.m.

Present: Akiko Wade Davis and Jim Davis, Architects, Wade Davis Design

Staff comments: Ms. Mamulski stated that the project requires Staff Hearing Officer review and no action can be taken today.

Public comment opened at 4:11 p.m.

Gillette Hall, neighbor, spoke in support and advised that they are also going to be conducting a remodel of their home and are more than willing to collaborate to keep the designs compatible.

Public comment closed at 4:13 p.m.

Motion: Continued to the Staff Hearing Officer for return to the Full Board with comments:

1. The proposed non-conforming garage is aesthetically appropriate and does not pose consistency issues with design guidelines or required findings.
2. The Board expressed that the addition is modest and requested that the applicant return with a site section and show the adjacent neighboring properties.
3. The applicant is to study and provide alternate roof material options.
4. The proposed deck is in keeping with the project's size, bulk, and scale.

Action: James/Richards, 4/0/0. (Sweeney absent.) Motion carried.